

**City of Lockhart**  
**Planning and Zoning Commission**  
**March 22, 2017**

**MINUTES**

**Members Present:** Philip Ruiz, Phil McBride, Bill Faust, Mark Villalobos, Christina Black, Mary Beth Nickel, Manuel Oliva

**Members Absent:** None

**Staff Present:** Dan Gibson, Christine Banda

**Visitors/Citizens Addressing the Commission:**

1. Call meeting to order. Chair McBride called the meeting to order at 7:01 p.m.
2. Citizen comments not related to an agenda item. None
3. Consider the Minutes of the March 8, 2017 meeting.

*Commissioner Villalobos moved to approve the March 8, 2017, minutes. Commissioner Faust seconded, and the motion passed by a vote of 6-0.*

4. ZC-17-04. Hold a PUBLIC HEARING and consider a request by Esther Hernandez for a Zoning Change from IH Industrial Heavy District to CMB Commercial Medium Business District for 0.374 acres in the Byrd Lockhart Survey, Abstract No. 17, located at 308 North Colorado Street (US 183).

Commissioner Black arrived at 7:03 p.m.

Mr. Gibson explained that the applicant wishes to operate a commercial business on the subject property, but it is not allowed by the existing industrial zoning. The previous use was a nonconforming bar that had been grandfathered for many years, but that status recently expired when the bar ceased operation for more than six months. The proposed CMB zoning would not allow another bar, but would allow a variety of commercial uses including the applicant's hair salon. He noted that vehicular access is from Pecan Street and within the Colorado Street (US 183) right-of-way adjacent to the overpass. The paved and marked parking lot north of the building is contained entirely within the subject property. Mr. Gibson stated that the future land use plan map shows the area as Medium Density Residential. However, because the immediate area is dominated by Livengood Feeds and the Lockhart Gin which are both industrial uses, and the subject property is adjacent to the highway, it would likely not be suitable for residential uses of any type in the future. He said that the zoning change request is reasonable and that staff recommends approval.

There was a discussion about concerns that TxDOT could at some point deny access within their right-of-way to the property, and that the applicant should be aware of that possibility.

Mr. Gibson responded that the existing situation was long-standing and he had never known TxDOT to intentionally land-lock a property that has no other street access.

Chair McBride opened the public hearing and asked the applicant to come forward.

Ester Hernandez, of 1095 Spoke Hollow, said that she bought the property as an investment or to use for her own business. She is a hair stylist and currently rents space at another location.

Chair McBride asked when she would have the building open.

Ms. Hernandez replied that it would be six to eight months because the building needs extensive renovation before it can be used.

Michael Bell, of 1095 Spoke Hollow, said he was present to support his wife, who has her own salon on North Colorado Street. He said the subject building requires a total remodel but, hopefully, she can use it for her business.

Seeing no other speakers, Chair McBride closed the public hearing.

*Commissioner Faust moved to approve ZC-17-04. Commissioner Villalobos seconded, and the motion passed by a vote of 7-0.*

5. Discuss the date and agenda of next meeting, including Commission requests for agenda items.

Mr. Gibson announced that the next regular meeting date is April 12<sup>th</sup>.

6. Adjourn.

*Commissioner Oliva moved to adjourn, and Commissioner Villalobos seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:28 p.m.*

Approved: Phil McBride  
(date)  
4/12/2017

Christine Banda  
Christine Banda, Recording Secretary

Phil McBride  
Phil McBride, Chairman